



# BOARD OF ZONING ADJUSTMENTS

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Final Agenda

June 11, 2018

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **June 21, 2018**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

**A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules**

**B. Variances – New Business**

**ITEM 1 – Docket Number: 048-18**

**Applicant or Agent:** Matthew N. Kohnke, Bodhnke LLC  
**Property Location:** 2527 Upperline Street **Zip:** 70115  
**Bounding Streets:** Upperline St., Freret St., Valence St., S. Robertson St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Uptown **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 606  
**Proposed Use:** Single-Family Residence **Lot Number:** 22  
**Project Planner:** Timothy Jackson (thjackson@nola.gov)

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.A.1 of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient interior side yard setback and a driveway located an insufficient distance from a side lot line.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 3' Provided: 1' Waiver: 11"

**Article 22, Section 22.11.A.1 – Residential Driveways**

Required: 1' Provided: 0' Waiver: 1'



**ITEM 2 – Docket Number: 049-18**

**Applicant or Agent:** Imbrie Packard, James & Amina Dearmon  
**Property Location:** 817 Harmony Street **Zip:** 70115  
**Bounding Streets:** Harmony St., Annunciation St., Ninth St., Laurel St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 90  
**Proposed Use:** Single-Family Residence **Lot Number:** 4  
**Project Planner:** Haley Delery (hdelery@nola.gov)

**Request:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit an addition to an existing single-family residence resulting in insufficient rear yard setback.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 12' Provided: 9'-3" Waiver: 2'-9"



**ITEM 3 – Docket Number: 050-18**

**Applicant or Agent:** Charlie Hampton, C-Hamp Rental Properties  
**Property Location:** 4721 Lynhuber Drive **Zip:** 70126  
**Bounding Streets:** Lynhuber Dr., Dwyer Rd., Francis Dr., Dreux St.  
**Zoning District:** S-RD Suburban Two Family Residential District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Lot **Square Number:** 13  
**Proposed Use:** Two-Family Residence **Lot Number:** 3-A  
**Project Planner:** Rachael Berg (rberg@nola.gov)

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient lot depth and insufficient off-street parking.

**Requested Waivers:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Depth**

Required: 90' Provided: 85' Waiver: 5'

**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements**

Required: 1 space/du (2 spaces) Provided: 0 spaces Waiver: 1 space/du (2 spaces)



**ITEM 4 – Docket Number: 051-18**

**Applicant or Agent:** Carlos & Leslie Toledo, Robert H. Sollberger  
**Property Location:** 6245 Marshal Foch Street **Zip:** 70124  
**Bounding Streets:** Marshall Foch St., Harrison Ave., Argonne St., & French St.  
**Zoning District:** S-LRS1 Suburban Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 267  
**Proposed Use:** Single-Family Residence **Lot Number:** 11  
**Project Planner:** Amos Wright (awright@nola.gov)

**Request:** This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit an addition to an existing single-family residence resulting in insufficient front yard setback.

**Requested Waiver:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard Setback**

Required: 20' Provided: 14' Waiver: 6'



**C. Adjournment**